

Residential (General/Single)

RESIDENTIAL

6349 RIVER RD VT 102

CANAAN, VT 05903

\$75,614 TopHap Estimate · confidence 79 · as of Jul 14, 2026



1.05 ac
LOT SIZE

VALUATION

\$76K

\$60K low

\$92K high

Last Sale

\$70,000 · Mar 5, 2025

Est. Owner Equity

\$75,614

TAX & ASSESSMENT

Assessed Value **\$93,300**

PROPERTY FACTS

Property Type	Residential (General/Single)
County	ESSEX
Lot (acres)	1.05
Pool	No

CLIMATE RISK

1
FLOOD

5
WILDFIRE

45
HEAT

89
STORM

8
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 19, 2025	Resale	Deed	\$70,000		

NEIGHBORHOOD · ZIP 05903

137
CRIME INDEX

78
AIR POLLUTION

1,049
POPULATION

\$57K
MEDIAN IN-COME

40°F
AVG TEMP

49%
SUNSHINE

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy **Absentee owner**